

CITY OF RIVERSIDE  
BOARD OF ADJUSTMENT MEETING AGENDA  
RIVERSIDE RIVERBOAT ROOM  
60 GREENE ST  
RIVERSIDE, IOWA 52327

Tuesday, April 29, 2025 @ 5:30 PM

**NOTICE TO THE PUBLIC: This is a meeting of the Board of Adjustment to conduct the regular business of the city. Every item on the agenda is an item of discussion and action if needed.**

1. Call meeting to order
2. Roll Call
3. Approval of Agenda
4. 90 N Washington St – Variance Request
5. 131 E Hickory St – Variance Request
6. 191 W 1<sup>st</sup> St – Variance Request
7. Motion to Adjourn

APPLICATION TO THE BOARD OF ADJUSTMENTS  
CITY OF RIVERSIDE, IOWA

VARIANCE NO: \_\_\_\_\_

FEE: \$100.00

PAID: ✓ CS

In connection with the below described property, it is requested that a determination be made by the Board of Adjustment of the City of Riverside, Iowa, on the following application, which was denied by the Zoning Administrator on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for the reason that was a matter which in their opinion should properly come before the Board of Adjustment.

- an interpretation;
- a special exception; or
- a variance with respect to Section \_\_\_\_\_ of the Riverside Zoning Ordinance.
- it is an appeal for an interpretation of the Zoning Ordinance or Zoning Map; or
- it is a request for a variance relating to the following provisions of the Zoning Ordinance:  
(check applicable) Use \_\_\_\_\_, area \_\_\_\_\_sq. ft., frontage X, yard \_\_\_\_\_, other (describe)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The premises affect are located (street address) 90 N Washington in Zoning District Residential

Legal description of property: Block 00, Lot/s 14 in BOYDS 1st Subdivision.

Previous Applications (if any) were filed in connection with these premises on \_\_\_\_\_, with the following result.

Applicant's interest in the premise:  Owner, \_\_\_\_\_ Contract Purchaser, \_\_\_\_\_ Other

Proposed use of the premises: Shed

A PLOT PLAN IS ATTACHED, including the location of existing structures, trees, entrances to the property, etc., the location and or profile of the proposed new construction measurements, together with a list of property owners within 200 feet of the exterior property boundaries of the property involved in this appeal and their addresses and mailing address if different.

DATED THIS 14 day of January, 2025.

APPLICANT/s [Signature]

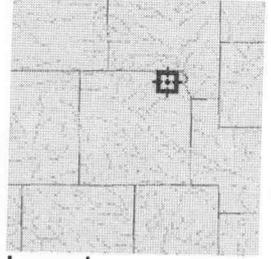
ZONING ADMINISTRATOR: \_\_\_\_\_

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**REVIEW OF BOARD OF ADJUST:** Reviewed by said Board  
DATE APPROVED: \_\_\_\_\_ SIGNED BY CHAIRMAN: \_\_\_\_\_  
DATE DENIED: \_\_\_\_\_ SIGNED BY CHAIRMAN: \_\_\_\_\_





**Overview**



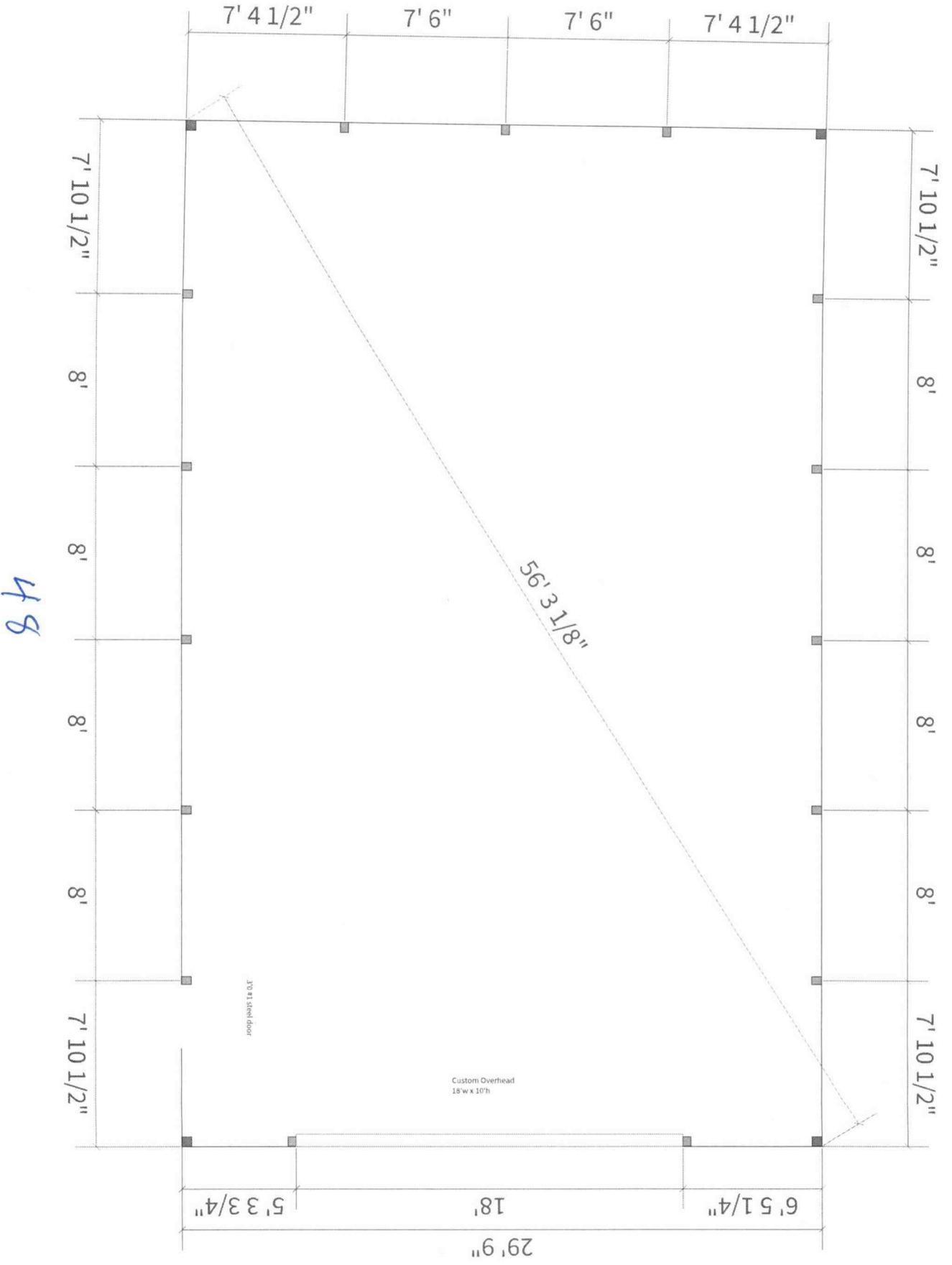
**Legend**

- Cadastral Line**
- Corp Line
  - County Line
  - Geo Twp Line
  - Lot Line
  - Misc Line
  - Mon Linear
  - Page Match Line
  - Parcel Line
  - Pol Twp Line
  - Railroad Centerline
  - Railroad ROW
  - Road Centerline
  - Road ROW
  - Section Line
  - Sub Line
  - Water Line
- Political Townships**
- Geographic Township**
- Corporation**
- Sections**
- Subdivisions**
- Parcels**
- Road Centerline**

<b>Parcel ID</b>	0418206023	<b>Class</b>	R	<b>Owner Address</b>	CERMAK, CONNOR J.
<b>Sec/Twp/Rng</b>	n/a	<b>Acreage</b>	n/a		90 N WASHINGTON ST
<b>Property Address</b>	90 N WASHINGTON ST RIVERSIDE				RIVERSIDE, IA 52327
<b>District</b>	RICHG				
<b>Brief Tax Description</b>	15 04 BOYDS 1ST ADD LOT 16 & E1/2 ADJ VAC ALY & N 12.65 FT (Note: Not to be used on legal documents)				

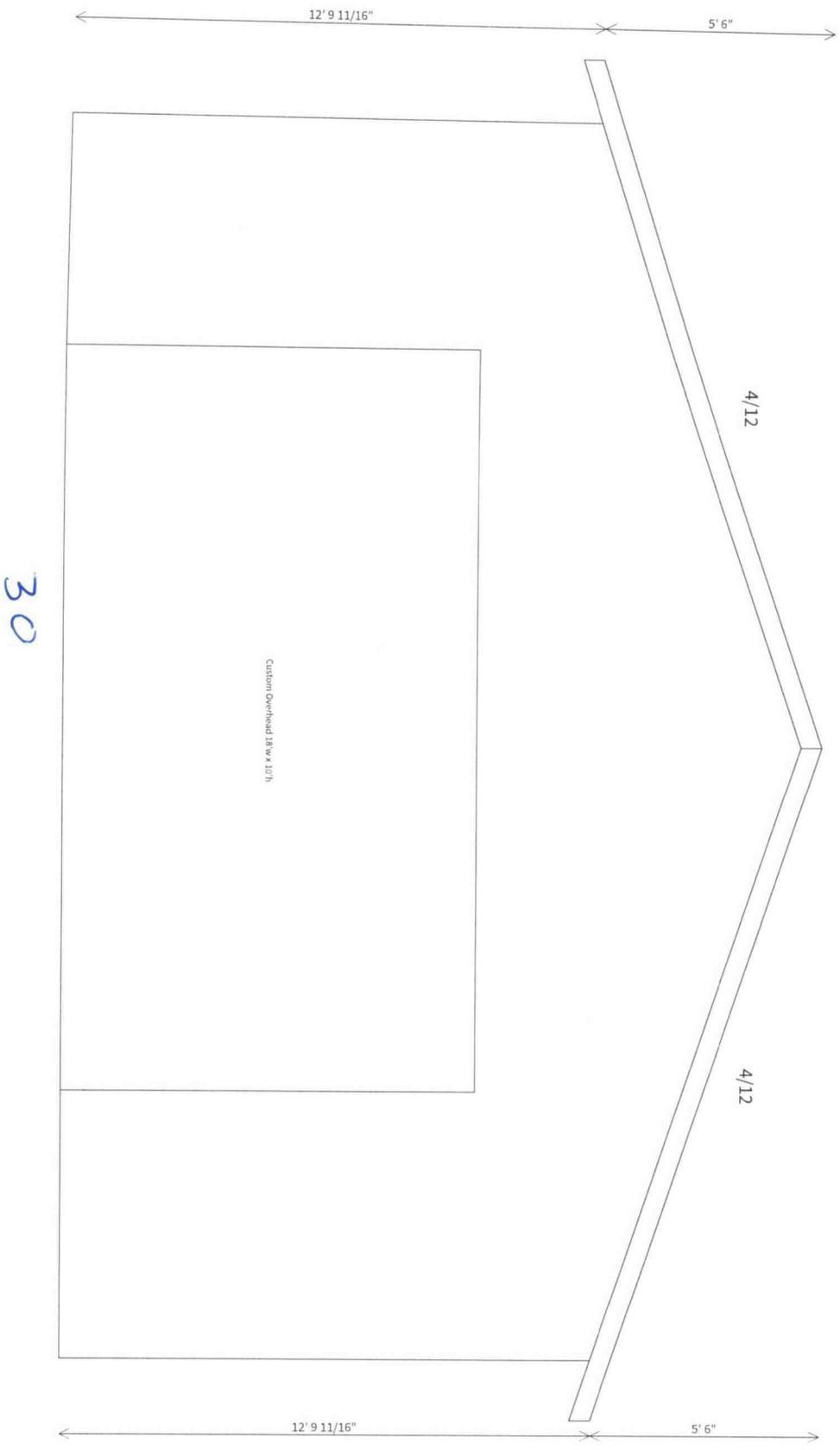
Date created: 10/25/2024  
 Last Data Uploaded: 10/25/2024 4:29:44 AM

Post Layout



North  
Front Elevation

Job: cernak 1  
Date: 10/25/2024  
Time: 7:17 AM



30

Custom Overhead 18'W x 10'H

4/12

4/12

12' 9 11/16"

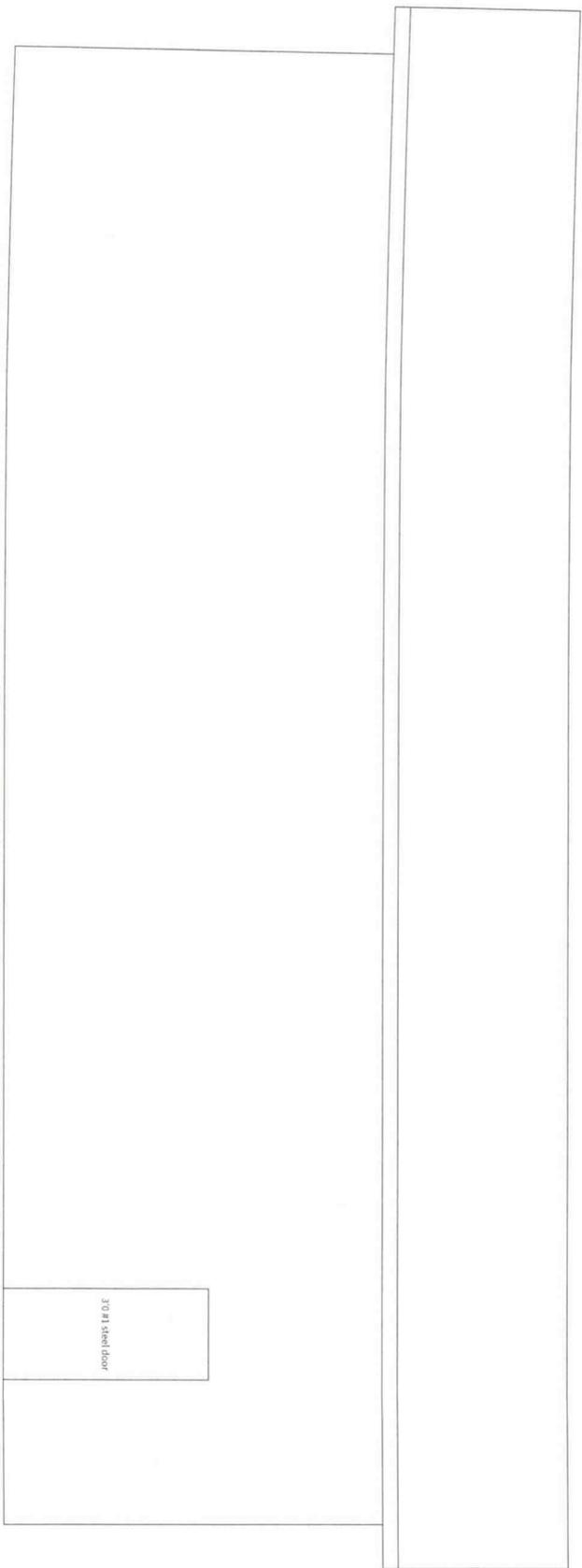
5' 6"

12' 9 11/16"

5' 6"

*East*  
Right Elevation

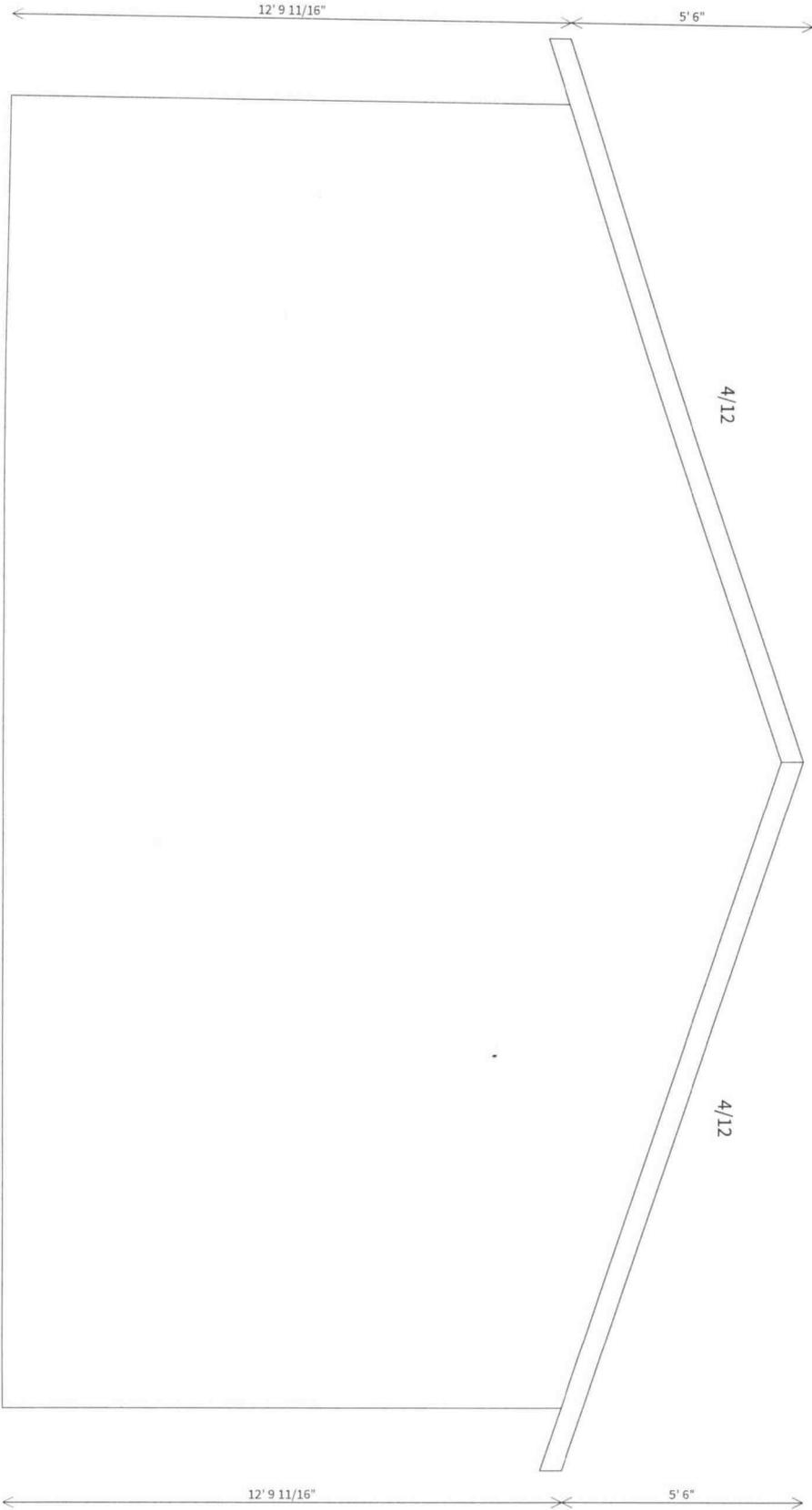
Job: cernak 1  
Date: 10/25/2024  
Time: 7:17 AM



48

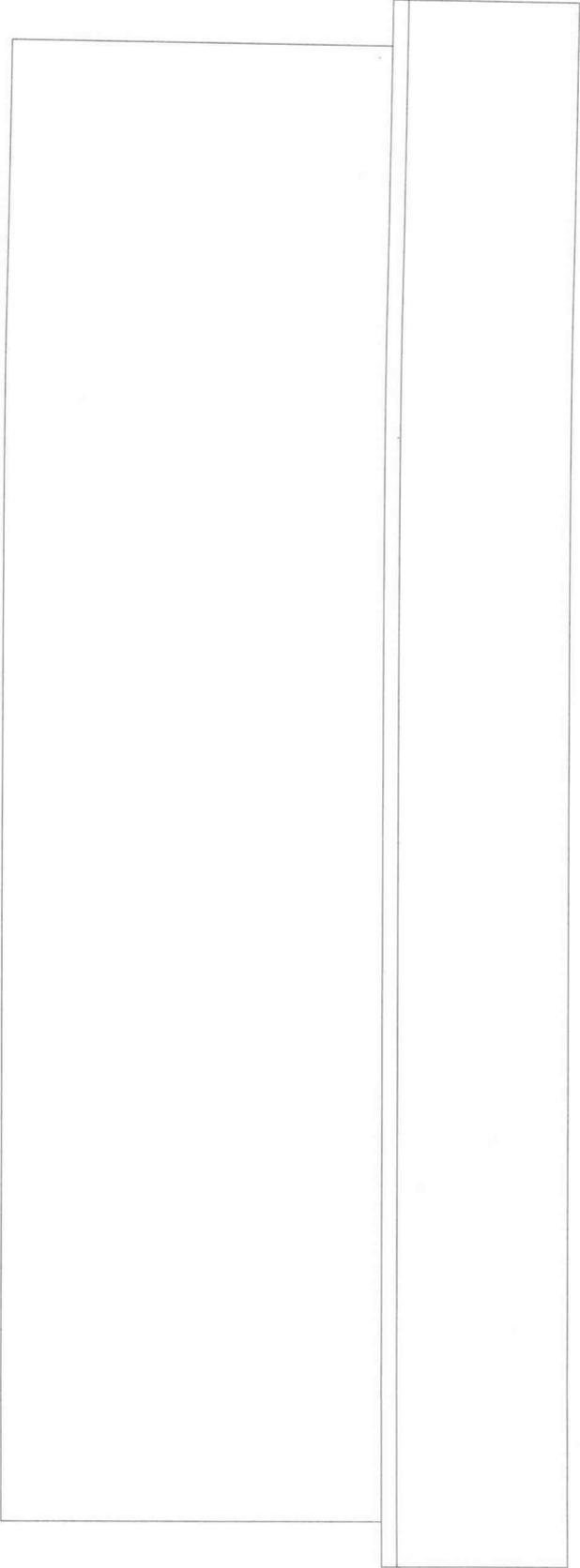
South  
Back Elevation

Job: cernak 1  
Date: 10/25/2024  
Time: 7:17 AM



*West*  
**Left Elevation**

Job: cernak 1  
Date: 10/25/2024  
Time: 7:17 AM



VARIANCE APPLICATION  
BOARD OF ADJUSTMENT  
CITY OF RIVERSIDE, IOWA

VARIANCE NO: \_\_\_\_\_ FEE: \$100.00 PAID: \_\_\_\_\_

In connection with the below described property, it is requested that a determination be made by the Board of Adjustment of the City of Riverside, Iowa, on the following application, which was denied by the Zoning Administrator on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, for the reason that was a matter which in their opinion should properly come before the Board of Adjustment.

- \_\_\_\_\_ an interpretation;
- \_\_\_\_\_ a special exception; or
- \_\_\_\_\_ a variance with respect to Section \_\_\_\_\_ of the Riverside Zoning Ordinance.
- it is an appeal for an interpretation of the Zoning Ordinance or Zoning Map; or
- it is a request for a variance relating to the following provisions of the Zoning Ordinance:  
(check applicable) Use \_\_\_\_\_, area \_\_\_\_\_ sq. ft., frontage \_\_\_\_\_, yard \_\_\_\_\_, other (describe)



The premises are located (street address) \_\_\_\_\_ in Zoning District \_\_\_\_\_

Legal description of property: Block \_\_\_\_\_, Lot/\_\_\_\_\_ in \_\_\_\_\_ Subdivision.

Previous Applications (if any) were filed in connection with these premises on \_\_\_\_\_, with the following result.

Applicant's interest in the premise:  Owner \_\_\_\_\_ Contract Purchaser \_\_\_\_\_ Other

Proposed use of the premises: \_\_\_\_\_

A PLOT PLAN IS ATTACHED, including the location of existing structures, trees, entrances to the property, etc., the location and or profile of the proposed new construction measurements, together with a list of property owners within 200 feet of the exterior property boundaries of the property involved in this appeal and their addresses and mailing address if different.

DATED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

APPLICANT/s \_\_\_\_\_

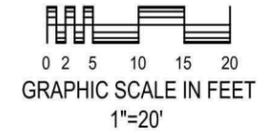
ZONING ADMINISTRATOR: \_\_\_\_\_

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**REVIEW OF BOARD OF ADJUSTMENT:**

DATE APPROVED: \_\_\_\_\_ SIGNED BY BOARD CHAIR: \_\_\_\_\_

DATE DENIED: \_\_\_\_\_ SIGNED BY BOARD CHAIR: \_\_\_\_\_





CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

[www.mmsconsultants.net](http://www.mmsconsultants.net)

**SITE DATA:**

APPLICANT: TYLER DIETZE

LEGAL: A PORTION OF LOT 11 AND 12 OF BLOCK 3  
NICOLAS ADDITION

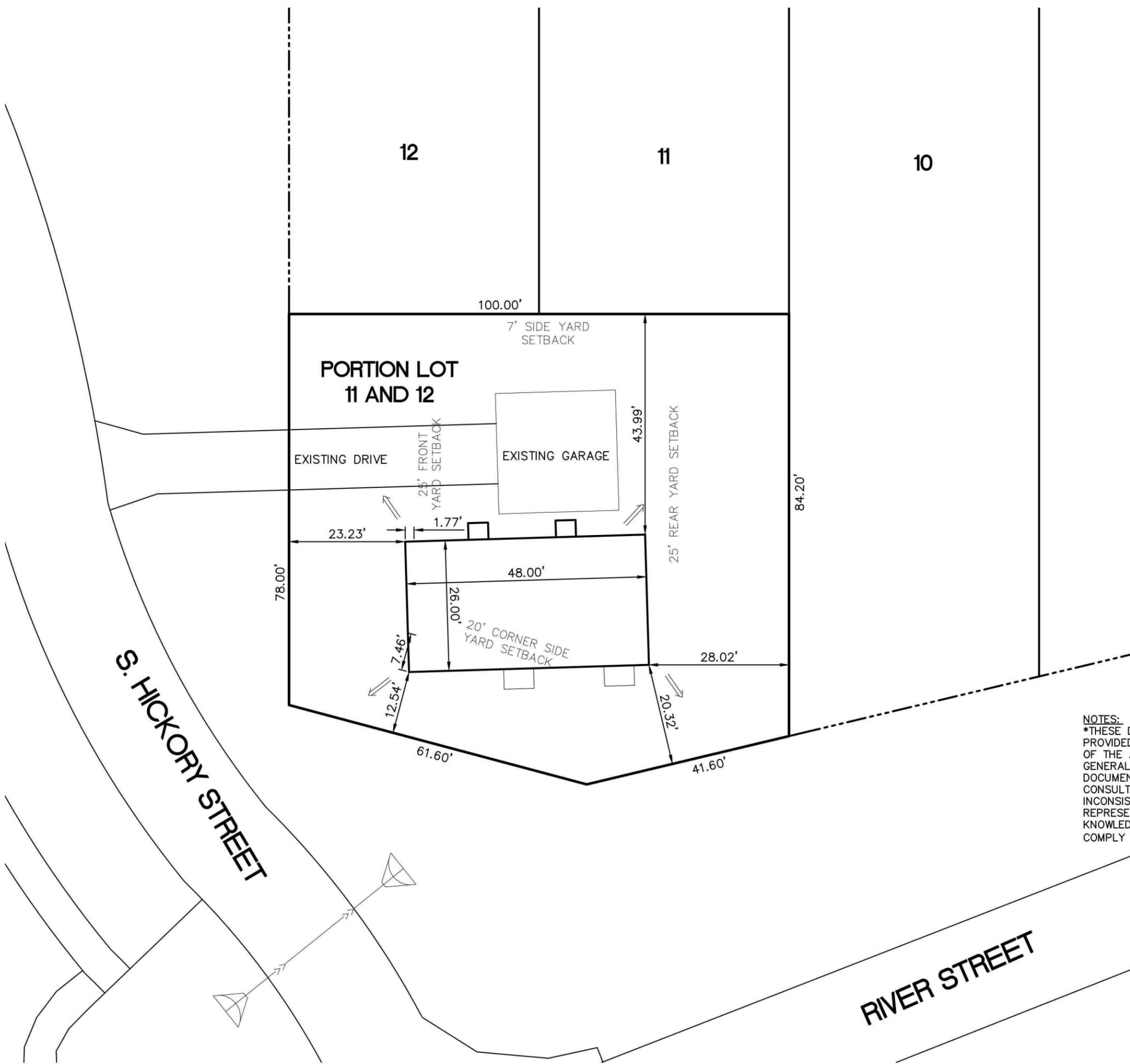
ADDRESS: 131 E HICKORY ST, RIVERSIDE

ZONING: R-2; F=25, S=7, R=25

\*PROPOSED HOUSE SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE EXISTING HOUSE FOUNDATION. PROPOSED HOUSE SHALL NOT REDUCE SETBACKS TO PROPERTY LINES FROM EXISTING AS SHOWN.

**NOTES:**

\*THESE DRAWINGS WERE PREPARED IN ACCORDANCE WITH PROVIDED BUILDING PLANS AND APPROVED AT THE DIRECTIVE OF THE APPLICANT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL APPROVED PERMIT DOCUMENTATION PRIOR TO CONSTRUCTION. MMS CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY INCONSISTENCIES IN WHAT HAS BEEN PROVIDED AND REPRESENTED ON THESE DRAWINGS WITHOUT OUR EXPRESSED KNOWLEDGE AND APPROVAL. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND/OR LOCAL CODES.



Date	Revision

# SITE PLAN LOT 11 & 12

BLOCK 03 NICOLA'S ADDITION  
LOT 11 AND 12 EXCLUDING  
N 120' AND INCLUDING  
VACATED STREET

RIVERSIDE  
WASHINGTON COUNTY  
IOWA  
MMS CONSULTANTS, INC.

Date: 03/10/2025

Designed by: HEH	Field Book No:
Drawn by: HEH	Scale: 1"=20'
Checked by: LRS	Sheet No: 1
Project No: 12159-001	of: 1

APPLICATION TO THE BOARD OF ADJUSTMENTS  
CITY OF RIVERSIDE, IOWA

VARIANCE NO: \_\_\_\_\_ FEE: \$100.00 PAID: \_\_\_\_\_

In connection with the below described property, it is requested that a determination be made by the Board of Adjustment of the City of Riverside, Iowa, on the following application, which was denied by the Zoning Administrator on this 18 day of March, 2025, for the reason that was a matter which in their opinion should properly come before the Board of Adjustment.

- \_\_\_\_\_ an interpretation;
- \_\_\_\_\_ a special exception; or
- \_\_\_\_\_ a variance with respect to Section \_\_\_\_\_ of the Riverside Zoning Ordinance.
- \_\_\_\_\_ it is an appeal for an interpretation of the Zoning Ordinance or Zoning Map; or
- \_\_\_\_\_ it is a request for a variance relating to the following provisions of the Zoning Ordinance:  
(check applicable) Use , area \_\_\_\_\_ sq. ft., frontage \_\_\_\_\_, yard \_\_\_\_\_, other (describe)

Single family in C-2 District.

The premises affect are located (street address) 191 W 1st in Zoning District C-2

Legal description of property: Block \_\_\_\_\_, Lot/s \_\_\_\_\_ in \_\_\_\_\_ Subdivision.

Previous Applications (if any) were filed in connection with these premises on \_\_\_\_\_, with the following result.

Applicant's interest in the premise:  Owner, \_\_\_\_\_ Contract Purchaser, \_\_\_\_\_ Other

Proposed use of the premises: Build Garage and breezeway

A PLOT PLAN IS ATTACHED, including the location of existing structures, trees, entrances to the property, etc., the location and or profile of the proposed new construction measurements, together with a list of property owners within 200 feet of the exterior property boundaries of the property involved in this appeal and their addresses and mailing address if different.

DATED THIS 18 day of March, 2025.

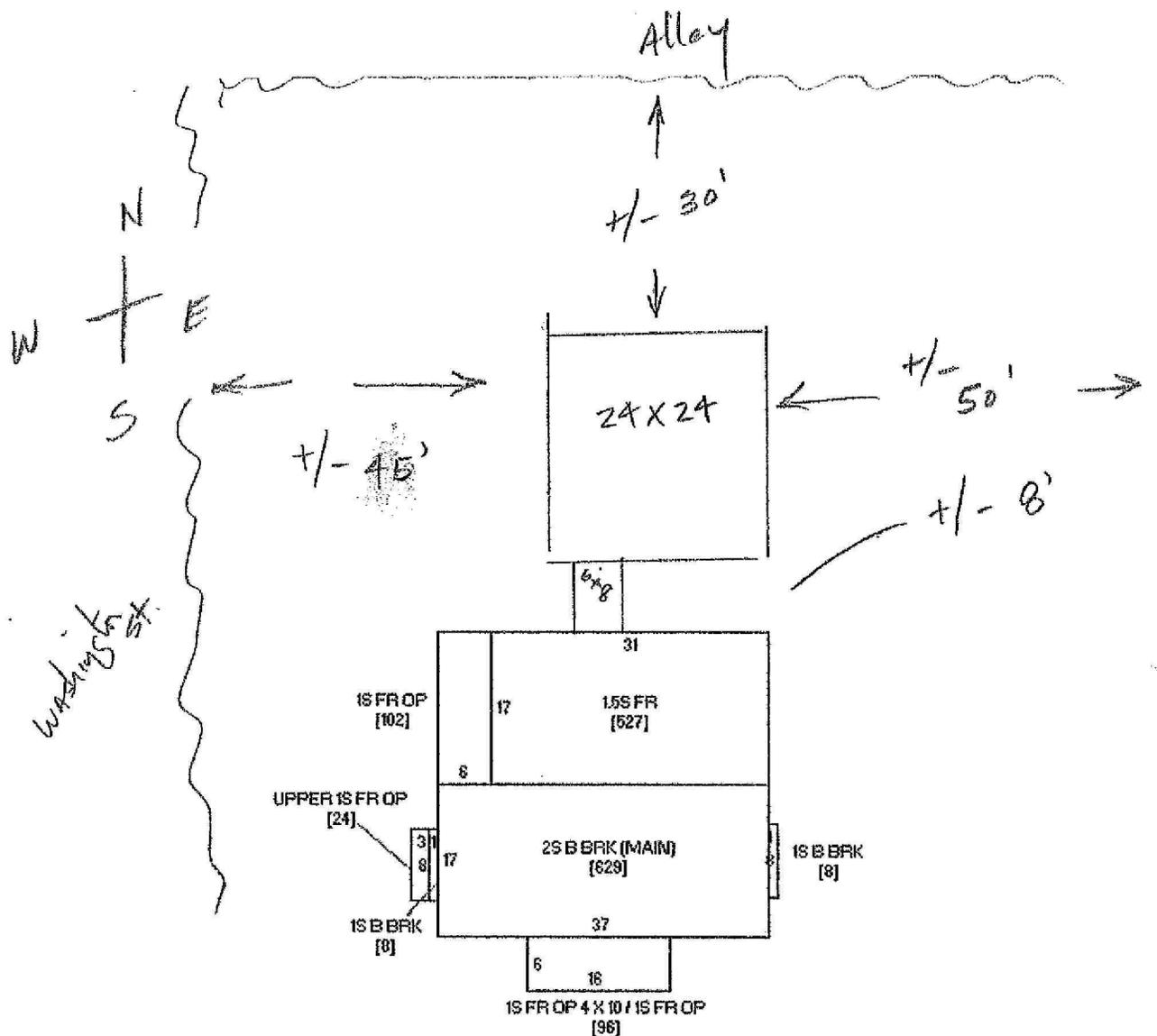
APPLICANT/s [Signature]

ZONING ADMINISTRATOR: \_\_\_\_\_

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**REVIEW OF BOARD OF ADJUST:** Reviewed by said Board  
DATE APPROVED: \_\_\_\_\_ SIGNED BY CHAIRMAN: \_\_\_\_\_

DATE DENIED: \_\_\_\_\_ SIGNED BY CHAIRMAN: \_\_\_\_\_





Sketch by www.camavision.com

191 W. 1<sup>st</sup> St.

